LAND USE ELEMENT
of the
RIO DELL GENERAL PLAN

April 1980

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III RESIDENTIAL LAND USE

A. Major Goals: Residential land use is the manner in which man adapts the environment to provide a home for himself and his family. It includes all places of permanent residence, single-family houses, duplexes, multi-family apartments, townhouses, mobile homes, and group quarters. In planning for residential development in the future, the following guidelines should be included:

The provision of a broad variety of housing and densities where needed;

The prevention of spreading blight and deterioration in the residential areas;

The encouragement of better design, more orderly development and compatability of residential areas with their surroundings;

The provision of adequate housing for all income groups in the community.

B. Residential Areas: The primary purpose of residential areas is to provide suitable housing for urban dwellers. These areas must satisfy a multitude of individual preferences. Public services must be provided for these areas as well. The basic units in planning future residential areas in Rio Dell are: the neighborhood, the community and the U.S. Census enumeration district.

The City of Rio Dell consists of two enumeration districts: District 93, East of Wildwood Avenue, and District 94, West of Wildwood Avenue. But the City also has a heritage of three separate developments (Wildwood, Rio Dell and Belleview) that evolved into a single city that incorporated in 1965.

Although the original incorporated area was estimated to have had a population of approximately 3,500, the 1970 Census counted a total of 2,817 persons in approximately 1000 households. Between these two years the 1968 City-County General Plan listed 880 single-family dwelling units, 70 duplex units, 50 units in other multi-family structures, and 60 miscellaneous units including trailers, boarding houses, etc. for a total of 1,060 units.

The State Department of Population Research has estimated that the vacancy rate in residential units in Rio Dell is currently less than 1% of all housing units. The Federal Department of Housing and Urban Development considers a vacancy factor of less than 5% an indicator of a critical housing shortage. Rio Dell's vacancy factor is among the lowest of all incorporated cities in Humboldt County.

The 1979 population of Rio Dell was estimated at 2,870, an increase of 53 persons since 1970. This indicates an annual growth rate of 0.21% which is much less than the County average of nearly 1%.

The situation may indicate that there is a balance of supply and demand. An alternative hypothesis is that since the City has not experienced significant growth in the numbers of dwelling units, an increase in population would not be expected to follow unless it involved trading younger, child-bearing families for small and older "empty-nest" families, which have already raised their children.

The numbers of persons per household have been shrinking in size due to national trends (smaller numbers of children per family) and a slightly older population. Rio Dell's 1970 population contained an elderly segment of 13.48%, while the overall percentage of elderly in Humboldt County totalled 11.15%.

LAND USE ELEMENT

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The City of Rio Dell is an incorporated community of 2,910 persons, located on 1.92 square miles, at a bend in the Eel River Valley. The community contains 1,012 housing units and 12 group quarters facilities, with a 1.19% vacancy factor.[1]

Since the adoption of the 1968 Land Use Element, the City of Rio Dell has experienced changes, many of which were caused by the construction of the new U.S. 101 Freeway.

The 1968 Land Use allocations allowed a theoretical population of 8,653 persons in the present city limits. The present land use map has a projected build-out population of 5,001. This theoretical population will most likely not be approached without an expansion and/or diversification of the region's economy.

Since a significant portion of the land use changes involve single-family residential and commercial land being designated for multi-family residential use, there is an increase in the theoretical population capacity of the community. (Note: It may be the desire of the Planning Commission or the City Council to diminish the quantity of multi-family residential land-use, to increase the amount of single family dwelling areas, and retain the "Residential, Rural-Recreation" belt on the eastern periphery of the City.)

The Land Use Map shows that roughly 63 net acres are designated neighborhood commercial services, which is adequate for the projected population. In addition 13 acres have been designated for Highway Commercial uses.

Approximately 6.7 acres are designated for Industrial land use.

Nearly 263 acres are designated for "low density or conservation," due either to hillside stability problems, or the land lying below the 1964 flood level. For calculation purposes only, it is assumed that these lands will not host dwelling units.

The theoretical build-out of single-family homes in the city would be:

Existing lots and their feasible divisions - 427	
Acreage suitable for 2.75 du/ac density - 118 x 2.75	= 325
Acreage suitable for 5.00 du/ac density - 9.6 x 5.00	= 48
Acreage suitable for 4.75 du/ac density 5.8 x 4.75	= 28
	828

The 828 = single family dwelling units x an average population per household of 2.931 = 2,427.

There are 135 net acres designated for medium density of 5.0 - 21.0 dwelling units per gross acre. Assuming an average of 10 dwelling units per net acre, 735 dwellings could be built (with rounding on a per site basis 729 units are projected). With an average population of 2.12 persons per dwelling, 1,558 people could be housed in the medium density land use designation.

There are 7 net acres designated as "High Density Residential." This land-use would allow 21.0 - 29.0 dwelling units per gross acre. Utilizing a build-out factor of 22.00 units per net acre, 652 dwellings could be utilized to house 1,382 persons (assuming 2.12 persons/per multi-family household).

[1] As of January 1, 1976

RESIDENTIAL LAND USE/HOUSING/CIRCULATION

and Use	Net Acres	Net * D.U./Age	Total D.U.	Vacancy % - Age	Vacancy Number	Net Occ/D.U.	Population D.U.	Population Total	Trip Generation By Residential Units	Trip Generation Total
ed. Low	380	Various**	828	5	41	787	2.931	2307	9.5	7,477
ed.	135	10	1337	8	107	1230	2.12	2608	5.6	6,888
gh	7	22	154	8	12	142	2.12	312	5.8	824
	522		2,319		150	2,159		5,227		15,189

Thus it is reasonable to assume that 5000 people could reside within the present limits of the City of Rio Dell.

* Net number of dwelling units per acre.

** Various: 5.8 acres x 4.75 d.u. = 28; 9.6 ac x 5.0 d.u. = 48; 118 ac x 2.75 = 325; and from existing lots and feasible divisions of some lots = 427.

Water Connections
January 1977

Residential	840
Duplex	12
Tri-plex	2
Motel	4
Apartments	24
Mobile Homes	36
Trailer Park	2
Church	7
Commercial	67
Industrial	4
Professional	6
Public Facility	4
Rest Home	1
City Use	3
Outside	18
Fire Hydrants	22
Unmetered	0

The Land Use Element for the City of Rio Dell requires the incorporation of various land use designations for identification and mapping purposes. These land use designations are expounded upon more fully in the specific sections dealing with each land use or infrastructure. Together these elements of land use combine to form the living, working entity known as the City of Rio Dell.

The land use element classifications reflect the established character of the City and surrounding areas. From the topography and natural physical features to the existing land use patterns, public facilities and utilities, and public street patterns, the land use classifications are designed to provide an effective means of portraying existing land uses for sound planning in the future.

City of Rio Dell Land Use Classifications and Density Standards

A. Residential

LD: Low Density Residential shall indicate residential areas where the density shall range from 0-4 dwelling units per gross acre.

ML: Moderate Low Density Residential shall indicate those areas where the density shall range from 4 to 7 dwelling units per gross acre.

MD: Medium Density Residential shall indicate those areas where 7-21 dwelling units per gross acre exist.

HD: High Density Residential shall indicate those areas where 21 dwelling units or more per gross acre are allowed.

All the above residential classifications are applied within the urban area of the City of Rio Dell in areas provided with domestic water, sewer systems, paved streets, utilities, schools, fire and police protection and other urban services. In areas to be annexed into the City, the required general plan amendment shall direct its language towards the questions posed by the creation of new demands upon urban services as provided by the City for its inhabitants.

B. Commercial

GC: General Commercial Area shall include community shopping, heavy commercial, and the downtown Rio Dell Commercial area. The minimum parcel size can vary.

FC: Freeway Commercial Area shall include the specific activities of gas stations, truck stops, restaurants and motels catering to Highway traffic on U.S. 101. The minimum parcel size may vary.

C. Industrial

IND: Industrial areas allow for a variety of income-generating facilities. The areas set aside for industrial uses hopefully will attract a manufacturing, assembly, or processing industry to aid diversification of Rio Dell's economic base. These industrial operations shall be reasonably located, where their uses will be compatible with adjacent land uses. No standard minimum parcel size exists, and will vary according to the type and nature of a proposed industry.

D. Public - Semi Public Facility

P-F: As part of the infrastructure of the City, location of the public schools, cemetary, City Hall, Post Office and other

major public or quasi-public sites and/or improvements are indicated. Minimum parcel size varies according to the specific public use.

E. Parking

P-1: Parking Consistency Area indicates that portion of the City where the P-1 Zone could be placed. It would allow higher density parking requirements in order to serve the commercial area of the City where parking is limited.

F. Conservation

CR: Conservation/Recreation indicates those areas set aside for public recreational pursuits. Applicable in areas of substantial acreage where natural scenic, historical, geological, vegetation, water or other such features of safety or a recreational nature occur. The minimum parcel size may vary according to specific considerations.

CF: Conservation/Floodway areas provide areas of marginal land use development, primarily water oriented recreational activities along the Eel River. The area serves as a buffer between the potentially disruptive activities of the river and more permanently established areas of the City. Riparian habitat which may be found in this area provides shoreline and bank protection and is a source of wildlife habitat. Development in areas adjacent to riparian habitat should be sited and designed to prevent impacts which could significantly degrade such areas.

RL: The Resource Conservation designation is intended to preserve and protect areas which are suitable for timber production, agriculture or grazing, where topography or soils make large sites necessary, logical or desirable, and where small parcel divisions would not be compatible with the primary agricultural uses. The designation shall also apply to areas where conservation of the watershed, maintenance and improvement of wildlife habitat, measures to control damage from erosion and excessive grading, control of flood impact, and provision of areas reserved for community recreation purposes are in the public interest. Zones compatible with this designation: Timberland Preserve Zone, Agricultural - Exclusive, Agricultural Combining Zone, and Recreation Combining Zone.

C. Hillside Development: Concerns often associated with hillside residential development include access, provision of public services (domestic water and/or sewerage), hazards, environmental protection, and aesthetics. The following section addresses specific planning policies for hillside areas.

1. To preserve the most visually significant slope banks and ridgelines in their natural state by clustering developments into meaningful neighborhood units.
2. To minimize the effects of grading and insure that the natural character of the hillside is retained.
3. To encourage variety in housing types, padding techniques, grading. lot size, site design, density, arrangement, and spacing of homes of development.
4. To provide safe circulation of vehicular and pedestrian traffic in and around the hillside areas, and to provide access for emergency vehicles necessary to serve the hillside areas.
5. To provide safety against unstable slopes or slopes subject to erosion and deterioration in order to protect human lives and property.
6 To permit only those developments which are not detrimental to the public health, safety and welfare.

In order to assist the City in evaluating the impact of hillside development, several studies should be undertaken of the proposed development.

1. An Environmental Impact Report including the elements in conformance with the provisions outlined by the City, the California Environmental Quality Act (CEQA), and the CEQA Guidelines.
2. A soils and/or geological report upon the site, whichever the City deems most pertinent to the proposed site.
3. That the policies, principals and standards set forth in the Housing Element of the Rio Dell General Plan be followed by the City with regard to any hillside subdivision.

IV COMMERCIAL LAND USE

The Future: Future Commercial development in the Rio Dell Planning Area pose several public policy questions. These will arise as a result of: the U.S. 101 freeway by-pass, shopping habits, and changes in retail patterns, and opportunities and challenges in recouping of lost sales tax volume. Future commercial development should be guided by the following goals:

1. Preservation and revival of the downtown business district located on Wildwood Avenue.
2. Provision for several types of commercial centers - neighborhood commercial, general commercial (community shopping/heavy commercial) and freeway commercial.
3. Utilization of realistic market demands and proper location to provide suitable sites for future commercial uses.

Recommendations:

Shopping Centers should be:

1. Properly located to the neighborhood or trade area they serve.
2. Planned to accomodate nearly related commercial development.

General Commercial Areas (including community shopping and heavy commercial) should be:

1. Consolidated to reduce traffic congestion and to provide more off-street parking.
2. Improved by providing better circulation around the downtown core, with access to additional parking.
3. Discouraged from expanding beyond the areas designated on the General Plan Land Use Map.
   a. With a policy of no further strip commercial zoning; and
   b. A re-evaluation of existing unused commercially zoned areas - the necessary first step in that direction.

Highway Commercial shall be:

1. Limited to land-uses catering to the traveling public on U.S. 101.
   a. Interchange Commercial Functions include gas stations, truckstops, motels, and restaurants.
   b. Grocery stores, Clothing stores, Hardware stores, and other Community or Neighborhood commercial functions are not consistent with the intent, purpose or designation of Highway Commercial land use.
2. Complementary to, and not in competition with, the downtown business district (with the exception of gas stations, motels, and restaurants).
3. Used to recoup sales tax volume lost through the opening of the U.S. 101 freeway by-pass.

V INDUSTRIAL LAND USE

The City of Rio Dell currently functions primarily as a "bed-room" suburban community. Some residents of the City work in industrial plants north and south of the City, in their tributary logging, trucking, and support operations, or other activities. A smaller portion of the City's residents are employed in industrial or heavy commercial activities within the City limits.

The need for additional and diversified industrial employment within the Rio Dell Planning Area is of paramount concern.

The need for maximizing and diversifying the industrial base is ranked with housing as the prime concern of the City of Rio Dell. This is due to the following reasons:

1. Seasonal unemployment is characteristic, even in times of domestic demand for local timber products.
2. As national housing markets fluctuate, the demand for timber products affects local unemployment rates.
3. With the increasing thrust of state and federal activities to reduce areas available for timber harvesting, the existing primary (export) economic base will diminish, and more jobs will be lost.
4. Replacement of existing jobs is important.
5. Diversification of the economic base is necessary to provide more stable employment.
6. By diversifying employment with new industry, the economic health of the community can be maintained or improved.
7. This will prevent the possibility of a shrinking employment and population base, supporting a community infrastructure of water, sewer and street systems, designed and adequate for a larger population (an increase in cost of per-capita service delivery could cause a downward spiral in the community).

A. The Future. Major consideration must be given to industrial needs in the future. To answer the future needs of industrial land use in the Rio Dell Planning Area, basic goals have been established and feasible recommendations instituted:

Goals:

1. The provision of industrial sites with adequate public facilities and transportation.
2. The protection of these areas from incompatible uses and blight.

Recommendations:

1. An improved level of cooperation between government, other community interests, local and outside industry to promote orderly development of industrial areas.
2. The establishment of an industrial reserve area, and planned industrial parks as one solution to new industrial patterns.
3. Reasonable industrial planning, zoning and annexation policies which recognize future needs and ensures a choice of reasonable priced sites of the future.

Land Use: Three trends will dominate future industrial areas.

1. Manufacturing enterprises will continue to locate in areas near freeways and railroads.

2. Wholesaling and other service-type activities are dependent on quick access to Urban markets. Thus they will be concentrated near freeway-railroad locations.
3. Extractive industries, particularly gravel operations, will continue in the Eel River bed as resources permit.

VI RESOURCE CONSERVATION AND OPEN SPACE

The reservation of agricultural, forest and open space areas in the planning area can serve several important purposes. The first is the maintenance and protection of viable agricultural and timber operations which constitute a principal part of the area's economy. By reserving agricultural and forest lands for continued resource production, harvesting and related uses, and enacting policies which would minimize potential conflicts between agricultural and urban land uses, the continued viability of the area's agricultural economy may be insured.

A second purpose involves the preservation and protection of the watershed, wildlife habitat and other environmentally sensitive resources which could be irreparably damaged through premature development, excessive grading or road building, or removal of the vegetative cover.

A third purpose involves the retention of community character through the establishment and retention of an open space buffer around the city. Retaining agricultural and timberlands in production will help reduce the potential for urban sprawl, and the resultant loss of community identity.

Resource Conservation and Open Space Land Use Goals

Resource conservation and open space lands shall be maintained in agricultural and timber production to assure the protection of the area's agricultural economy and longterm productivity of the resource.

Resource conservation and open space lands shall be preserved as a buffer around the City to retain the character and sense of community of Rio Dell, and within the City to be enhanced and coordinated with other City facilities.

Resource Conservation and Open Space Policies

Agriculture

1. Maximum effort shall be expended to maintain prime or potentially prime agricultural areas in agricultural production.

2. Boundaries of areas established for exclusively agricultural uses whenever possible shall be stream courses, drainage ditches, hills, roads, or other significant natural or man-made barriers.

3. Clearly defined buffers should be established to minimize conflicts between agricultural and potentially incompatible uses.

4. Conversions of agricultural lands around the periphery of urban areas should be limited to land where the viability of existing agricultural uses is already severely limited by conflicts with urban uses and where conversion of the lands would complete a logical and viable neighborhood.

5. Development of available lands not suited for agricultural production shall be converted prior to the conversion of agricultural lands.

Timber

(Planning Area)

6. The management of timberland parcels of timber site quality III or better for the growing and harvesting of timber shall be encouraged.

7. Owners of timberland parcels of appropriate size and quality (Timber Site Quality III or better) shall be encouraged to petition the Humboldt County Board of Supervisors for a Timberland Preserve Zone (TPZ) designation.

8. The establishment of joint timber management plans (JTMP) for contiguous timberland parcels, which in themselves are not of viable commercial size shall be permitted.

9. No use shall be permitted in the forest areas designated TPZ which would detract from or inhibit the growing and harvesting of timber.

10. Reforestation, including site preparation and restocking, shall be required of all timber harvest plans.

11. When feasible, buffers shall be established to minimize the impact upon a viewshed resulting from the removal of forest cover through timber harvesting.

(Residential Areas)

12. Commercial harvesting of timber in areas designated for residential land use shall require a Use Permit, and shall be subject to the following provisions:

a. A Timber Harvest Plan (THP) prepared by a registered professional forester shall be required for all commercial timber harvest operations, irregardless of size.

b. Reforestation, including site preparation and restocking, shall be required of any THP. A performance and/or warranty bond may be required by the City to insure compliance with the reforestation plan and/or mitigation measures on which project approval may have been conditioned.

c. Where feasible, buffers shall be established to minimize visual impacts upon the viewshed, neighborhood and community, resulting from the removal of forest cover and understory vegetation. The City may require the use of selective harvesting practices and/or the retention of certain mature trees, in areas determined to be of critical visual quality.

d. Roads, skid trails or landings shall not be constructed or located in areas of low- or moderate-slope stability if alternative locations or harvesting methods are available.

e. Maximum effort shall be made to minimize disruption to stream channels and riparian vegetation. A minimum fifty (50) foot strip on both sides of a stream channel shall be reserved as a Stream Protection Zone. Long lining or similar harvesting methods shall be utilized exclusively in stream protection zones. Tractors and skidders shall be excluded from stream protection zones, except for roads and specified stream crossing areas.

f. The location and number of points of access to a timber harvesting area from any public and private street shall be approved by the City. City approval of the location of temporary roads developed subject to the Timber Harvest Plan shall not be deemed to infer City approval of the road or road system as future access to the subject parcel or parcels for subsequent residential development or subdivision.

g. The project shall conform to all applicable provisions of the State Forest Practices Act.

Open Space

13. A pedestrian/equestrian pathway system should be developed to connect open space and recreational areas, utilizing open space corridors.

14. Areas within the floodway of the Eel River subject to frequent flooding should be retained in undeveloped open space, and the retention of public access for recreational purposes encouraged.

15. Private developments should be designed to incorporate a maximum of open space area for private and/or public recreational opportunities and aesthetic values.

VII PUBLIC UTILITIES

The long-range planning of water, sewers, storm drainage and other facilities must be coordinated with the growth and development of Rio Dell. This will insure that facilities will be developed when needed. The primary goal is to provide an integrated and efficient system of public facilities to serve the varying needs of Rio Dell and its residents.

Some public features are area-wide in scope. Often, the coordination and development of certain facilities are an area-wide problem.

A. Water: The present water supply of the City of Rio Dell is adequate for the future. Dependence is primarily on ground water wells and a spring system. Recently a long-range study was completed covering water supply, treatment and transmission needs of Rio Dell and other cities into the 1990's.

B. Sewage Disposal: Sewage disposal in Rio Dell is handled by a sewer system which transports municipal sewage to a treatment plant adjacent to the Eel River. Recent expansion of this system has removed a major constraint to future growth in Rio Dell.

C. Storm Drainage: Rio Dell today, is deficient in its storm drainage system. These deficiencies have been aggravated by the rapid urbanization of the Rio Dell area. Major drainage problems also result from inadequate street drainage design. Flooding, ponding and rapid street deterioration occur and pose major inconveniences for residents during the rainy season.

D. Solid Waste Disposal: Rio Dell is served by a private disposal company on a franchise basis through a renewable contract. Service is provided on a weekly basis to the residents of the City.

VIII PARKS AND RECREATION

Over the years, the Rio Dell area has been noted for the variety of its open space. The wealth of recreational and scenic values in the area provide a definite asset to the community and are enjoyed by visitors and area residents alike.

Potential resources for new major open space in Rio Dell are on the Eel River bed, the surrounding ridge, and agricultural land in flood plain areas.

Agricultural land provides pleasing open areas throughout Rio Dell. Urbanization could eliminate these open areas.

To adequately plan for the increasing role of parks and recreation areas, the following goals should be achieved:

The provision of an adequate park and recreation system.

The arrangement of recreation facilities close to the people served.

The preservation of landmarks, historic and scenic areas.

The acquisition and development of facilities based on the City's ability to pay.

The adoption of a recreational element to the General Plan, containing definite principles and standards for facilities that will be the basis of a land dedication ordinance pertaining to new construction unless in-lieu fees were paid to the City.

IX SCHOOL SITES

One of the most widely accepted reports on school standards is the National Council on School House Construction's "Guide for Planning School Plants." In the 1953 edition of their report, the Council proposed minimum elementary school sites of five acres plus an additional acre for each 100 pupils of predicted ultimate maximum enrollment. Use of the Nationally accepted standards must be tempered with the realization that the California Education Code and changing land-use needs in our society will affect school site planning in Rio Dell, both now and in the future.

Presently there are approximately four hundred students enrolled in the Rio Dell Elementary School District, whose physical plant includes 20 acres. The District has the potential to expand another 300 students without physical expansion or split sessions. If there were even more students, the Administration has expressed a preference to utilize portable classroom modules before resorting to split sessions, or an additional school building on another site.

If population expansion on the periphery of the City were accompanied by build-out conditions in the inside of the City limits, an additional school site might have to be acquired and developed. If that would be the case, it is suggested that the site be a minimum of 10 acres plus an additional acre for each 100 students of ultimate maximum enrollment, as projected by the district school board. Thus the minimum sized site for an additional elementary school of 200 students would be 12 acres, or for a 700 student school: 17 acres, subject to the requirements of the State Education Code at that time.

X PLAN SUMMARY

A. Planned Growth. The Comprehensive Land Use Plan for the City of Rio Dell is based on a potential population of 5,001 persons in the year 2000. The Rio Dell Planning Area contains enough suitable land to double the potential municipal population. The plan, therefore, assumes that some sections of the Planning Area will still be undeveloped in 1999, particularly in the context of economic trends on the North Coast. Development outside of the existing City limits should not be encouraged until the basic urban infrastructure can be provided; urban infilling within the City limits should be encouraged.

B. Implementation. This General Plan is an outline for guiding action. Public decisions to rezone land aid in implementing the plan by determining the type of land use for which land may be developed. Public actions through the Capital Improvements Program implement the plan by coordinating the timing of and expenditure for construction of streets, water and sewer lines, libraries, parks and other civic projects. Private actions implement the plan through individual and collective investments in homes, churches, businesses and other developments. These actions are guided by such local regulations as the subdivision and zoning ordinances and the building code which help insure attractive and safe neighborhoods, convenient shopping locations and employment centers, and make Rio Dell a livable and efficient city.

The planning process must continue after this plan is adopted, with periodic reviews. The plan must remain sufficiently flexible to adapt to changes in community values.

To insure that the General Plan becomes effective in guiding future decisions, continuing work in several areas will be required.

Community-wide Citizen Participation: Organize citizen involvement in refining community goals and implementing plans to achieve these goals.

Increased Regional Cooperation: Continue cooperative metropolitan planning through the Humboldt County Association of Governments.

Strengthen city-county planning efforts to insure orderly governmental coordination.

New State Legislation: Support state and local legislation to strengthen the tools available for implementing this plan.

Continue planning efforts to refine the implementation program and to develop more detailed plans for neighborhoods and major areas of the city.

C. Implementation Concepts. Once a plan is adopted, it becomes a guide for action. The success of carrying out that guideline is dependent upon on-going decisions made by government, private business and individuals. Government can affect a plan through its management of public land, enactment of legislation, taxation, and regulation of private activity. Examples of government regulatory measures are the subdivision, zoning and sign ordinances and the building code.

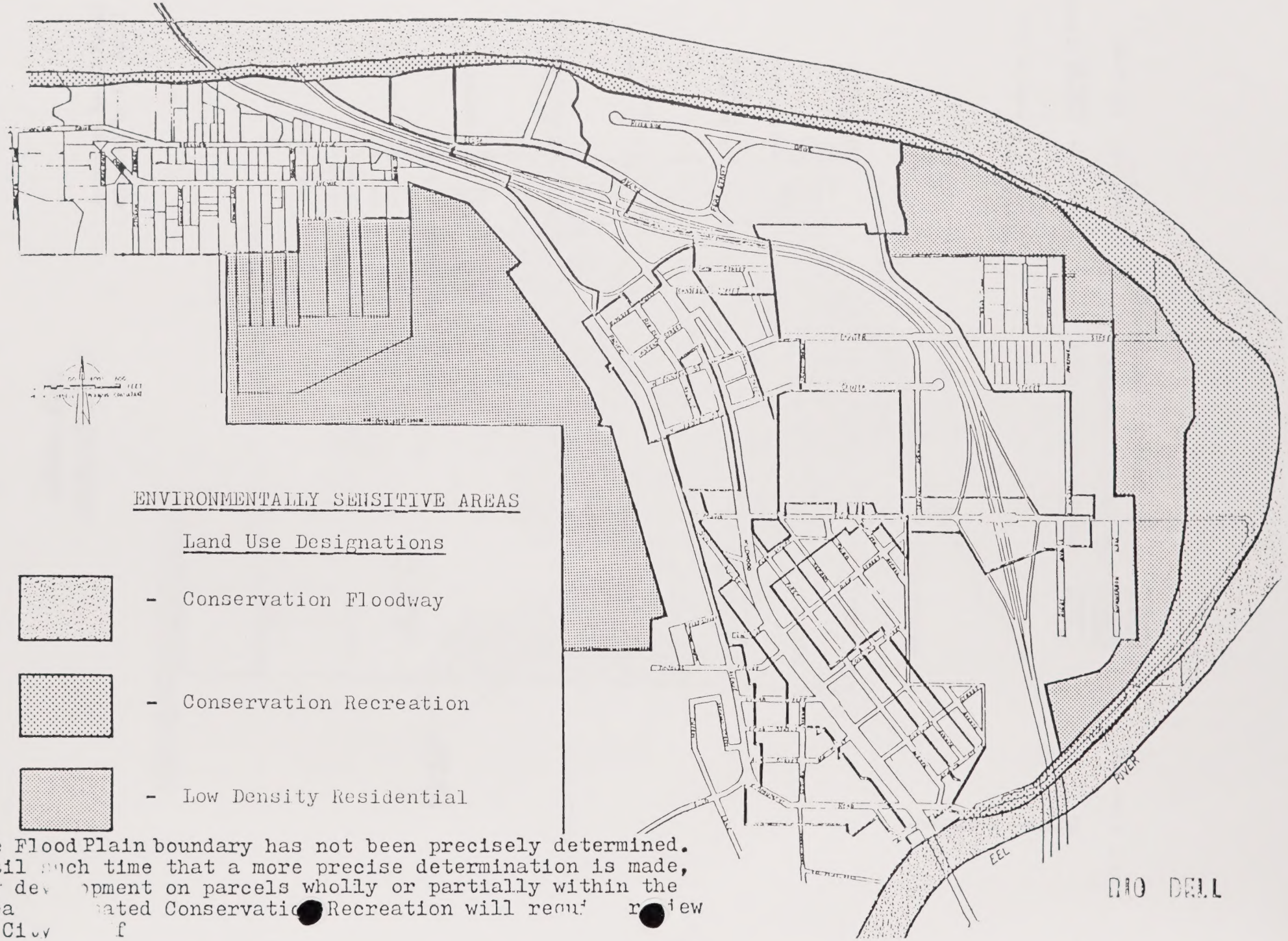
A second means of implementing the Plan is a Capital Improvement Program for the area. Rio Dell Capital Improvement Program is a schedule of expenditure and priority for all the various public facilities the City needs. Many of the public facilities proposed in the area will require detailed programming as to cost, priority, and need. The City will begin to program public improvements as a result of this plan; other improvements will require private actions.

The most important means of implementing the Area Plan will be strong citizen support. Many of the proposals of the plan can be achieved through citizen action. The community's voice should be heard regarding public and private development decisions. Citizen views should be expressed on such plan proposals as: improved bus service, bicycle paths, community schools, park development, etc.

D. Relation of Land Use Plan to other General Plan Elements.

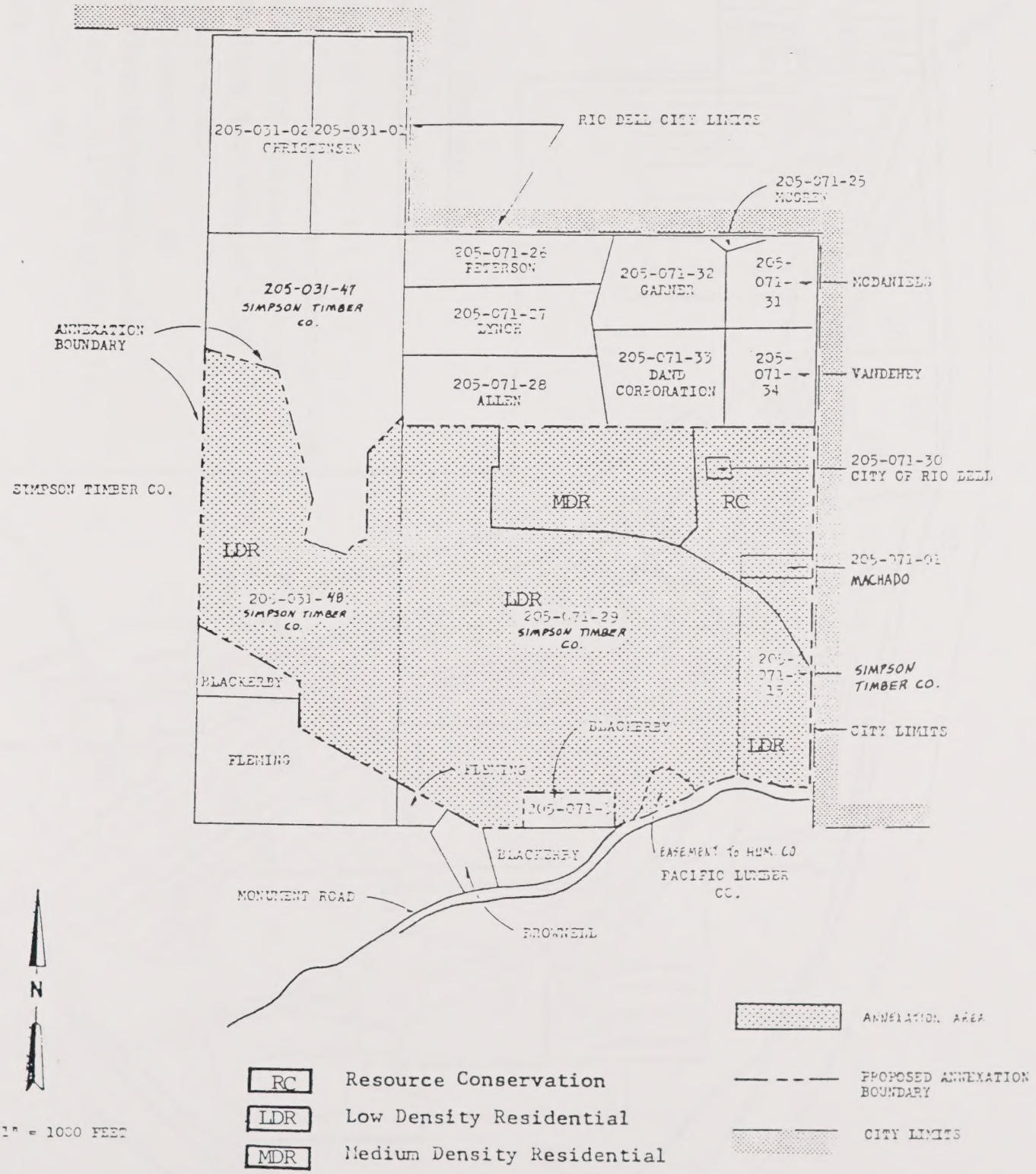
The Land Use Plan for the City of Rio Dell is designed so to match the best elements of City and Country living for the people in our community. Relationship between business centers and residential communities, between region-serving recreational, educational and cultural areas to local residential and business centers are discussed. Compatibility of differing land uses through buffer zones, and areas of transition are essential components of the land use plan.

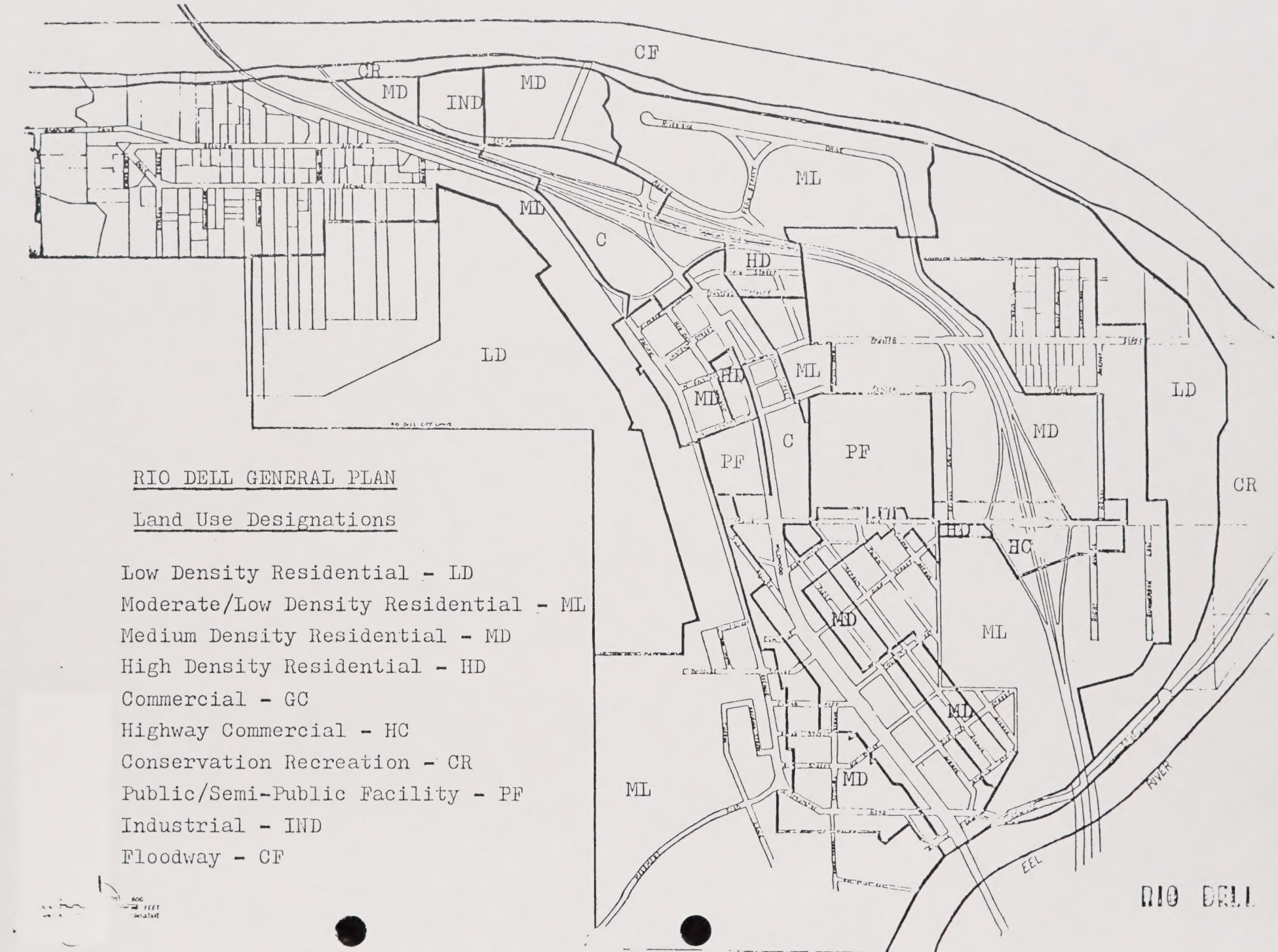
Both the Housing and Circulation Elements have contributed criteria incorporated into the Land Use Element. Transportation in many ways dictates the pattern of urbanization of that land within the City limits. Many of the streets are designed for residential use only. Consideration of Wildwood and Davis Streets as alternate commercial and medium density residential areas, respectively, indicates the close interrelationship between transportation, housing and land use planning. The internal consistency between the general plan elements aids in the interpretation of policies for the City.


ENVIRONMENTALLY SENSITIVE AREAS
Land Use Designations
- Conservation Floodway
- Conservation Recreation
- Low Density Residential
"The Flood Plain boundary has not been precisely determined. Until such time that a more precise determination is made, any development on parcels wholly or partially within the area designated Conservation Recreation will require review by City Staff
EEL
RIVER
RIO DELL

GENERAL PLAN
AMENDMENT 82-02

Approved by PC March 25, 198
Adopted by CC April 20, 198





RIO DELL GENERAL PLAN

Land Use Designations

Low Density Residential - LD
Moderate/Low Density Residential - ML
Medium Density Residential - MD
High Density Residential - HD
Commercial - GC
Highway Commercial - HC
Conservation Recreation - CR
Public/Semi-Public Facility - PF
Industrial - IND
Floodway - CF

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